



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**PLANNING DEPARTMENT HEARING**

*Promoting the wise use of land*

MEETING DATE October 21, 2016	CONTACT/PHONE Stephanie Fuhs sfuhs@co.slo.ca.us (805) 781-5721	APPLICANT Donald Lindstrom	FILE NO. COAL 16-0145 SUB2015-00075
SUBJECT A request by <b>DONALD LINDSTROM</b> for a Lot Line Adjustment (COAL 16-0145) to adjust the lot lines between two parcels of 30.0 and 73.3 acres each, resulting in two parcels of 30.3 and 73.0 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located at 6555 Wilderness Lane, adjacent to the northern boundary of the City of Paso Robles. The site is in the Salinas River sub-area of the North County planning area.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 16-0145 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class Five Categorical Exemption was issued on September 16, 2016 (ED16-059).			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 026-183-037 and -038	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: None applicable			
LAND USE ORDINANCE STANDARDS: None applicable			
EXISTING USES: Single family residence, barn, accessory structures, vineyard			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture/Scattered residences, agricultural uses <i>East:</i> Agriculture/Scattered residences, agricultural uses <i>South:</i> City of Paso Robles/Agricultural uses, Paso Robles Municipal Airport <i>West:</i> Agriculture/Scattered residences, agricultural uses			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works			
TOPOGRAPHY: Mostly level to gently rolling		VEGETATION: Vineyards, ornamentals	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CalFire		ACCEPTANCE DATE: August 17, 2016	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

## ORDINANCE COMPLIANCE

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
30.0	30.3
73.3	73.0

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to configure the parcels to have an existing drainage basin located on the residential parcel. This minor adjustment simply adjusts a 58 x 192 foot area so the existing vineyard is on its own parcel and the residentially developed property has the existing basin on it. The adjustment will result in a somewhat better lot configuration relative to the county's zoning and building ordinances.

## SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcels as adjusted are consistent with the minimum parcel sizes as set forth in the General Plan, staff has concluded that the adjustment is consistent with both state and local law.

## LEGAL LOT STATUS

The two lots were legally created a recorded map (CO87-317) at a time when that was a legal method of creating lots.

Staff report prepared by Stephanie Fuhs  
and reviewed by Terry Wahler, Senior Planner